

DEVELOPMENT SERVICES

Residential Plan Review

September 06, 2024

TRUMARK HOMES, LLC
PO BOX 728
BLUE SPRINGS, MO 64013
(816) 564-5613

Permit No: PRRES20244632
Plan Name:
Project Address: 2778 SW 12TH ST, LEES SUMMIT, MO 64081
Parcel Number: 260096
Location: HIGHLAND MEADOWS FIFTH PLAT LOTS 134 THRU 159 AND TRACTS G, H, & I --- LOT 147
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED DECK.

Revisions Required

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

NORTH ARROW MISSING.

2. The right-of-way with dimensions must be provided on the plot plan.

50' ROW MISSING ON SW 12TH ST

3. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

ADD MORE CONTOURS TOWARD REAR PROPERTY LINE.

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

BEDROOM #5 SD MISSING

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

Planning Review RES

Reviewed By: Adair Bright

Approved

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

Residential Area:			
Residential, Decks		99	
Residential, Finished basements		768	
Residential, garage		681	
Residential, Living Area (Not Finished Basement)		2654	
Residential, Un-Finished basements		270	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3422